



VILLAGE OF ORLAND PARK

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Department Requested Action

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Agenda Date: 2/4/2013

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Status: IN BOARD OF
TRUSTEES

In Control: Board of Trustees

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[Title/Name/Summary](#)

Appearance Improvement Grant - Economic Development Program
(Facade Improvement Program)

History

QUICKFACTS

Project

Appearance Improvement Grant - 2012-0687

Petitioner

Development Services Department
Village of Orland Park

Purpose

The purpose of this program is to assist property owners and tenants of commercial and landmark buildings improve the exterior appearance of their storefronts and structures.

OVERVIEW AND BACKGROUND

In 1998, the Village Board approved the first non-residential façade improvement program known as the Old Orland Façade Improvement Program. The Old Orland Façade Improvement Program was primarily intended to address the appearance of historic non-residential buildings in Old Orland along 143rd Street. This was done in anticipation of an eventual 143rd Street widening, a new planned downtown area and a new Metra Commuter station (today's 143rd Street Station). By 2006, the Old Orland Façade Improvement Program had expanded its scope to include all contributing structures in the Old Orland Historic District.

In 2009, the program was revised to include additional buildings along 143rd Street between West Avenue and La Grange Road in order to address all of the commercial buildings (historic and non-historic alike) across from the downtown area. The program was renamed as the Commercial Façade Improvement Program and included additional eligible improvements and an explanation of the process. The Commercial Façade Improvement Program remained unfunded, however, between 2010 and the end of 2012.

In late 2012, the Village Board renewed the Façade Improvement Program and allocated \$50,000 to it for FY2013. The Board also directed the program to be

available Village-wide rather than be limited to 143rd Street.

For the first time a façade improvement program will be available to all commercial properties in the Village. The change in policy to a Village-wide program requires a review and revision of the existing program, which is specific to the 143rd Street corridor.

PROJECT DESCRIPTION & CONTEXT

The new scope for the program is to improve the appearance of all commercial and landmark properties in the Village. Because of this, the program is being renamed to “Appearance Improvement Grant” to accurately describe the program’s intent, which is to improve the overall appearance of sites and buildings. Previous programs were strictly limited to façade edifices and particular features (i.e. historic). The new grant program will address the whole experience of the commercial appearance from the public right-of-way.

A Grant Program

Since their inception, the façade improvement programs have consistently functioned and been administered as local public grants to local property owners with specific limitations related to changing the appearance of the building following improvement. The Appearance Improvement Grant will reflect the function of the program as a grant so that property owners understand the benefits of improvement and the associated limitations when using public funds.

The Main Priority: Commercial Appearance Renovation

The grant’s main priority will be the improvement of aged commercial appearances throughout the Village. The grant will allow commercial properties to make improvements to exteriors and storefronts that face public rights-of-way. The grant will enable comprehensive change to the entire appearance of commercial properties.

The grant is designed to address the entire appearance, not just façade edifices. This means the grant may include features and elements of storefronts that establish and impact the exterior public realm (i.e. limited landscaping, streetscape improvement). This is a new element for the grant that is intended to help shape the public realm.

The Secondary Priority: Historic Preservation

Typical façade improvement programs focus public funding on the preservation of certain building elements like historic facades, features, ornamentation etc. Orland Park’s previous programs are examples, particularly as they were focused on the historic facades of the buildings along 143rd Street. As a result, façade improvement programs are generally designed to encourage reinvestment by preserving building appearance and discouraging appearance changes.

Historic preservation in the Appearance Improvement Grant, however, is a secondary priority and is specifically maintained for officially recognized Orland Park landmark properties. Currently, 16 privately owned properties that are mainly in Old Orland. The historic preservation component is a carry-over from previous façade improvement

programs, which was the original program intent. The proposed Appearance Improvement Grant will continue to be a tool for historic preservation in the Village .

Additional Improvements

The grant program proposes limited landscaping improvements using durable low water use plant material. Landscaping improvements are an integral part of commercial property appearance. Using low water use plant material will allow property owners to control water use and costs. The opportunity for landscape improvement effectively allows property owners to participate in AIG as a water conservation incentive.

Streamlined

The proposed grant is streamlined in terms of process. The draft program materials include grant rules and requirements and an application checklist that identifies the steps necessary to move through the process and obtain a grant. Previous programs required multiple reviews that included combinations of administrative reviews for appearance and certificates of appropriateness followed by Committee and Board reviews for grant award and disbursement. The proposed Appearance Improvement Grant combines these steps into a single project process beginning with pre-concept review through the appropriate commission (Plan Commission or HPRC), Committee and Board, and the post-approval steps (e.g. obtaining building permits, signing the agreement etc.).

Funding

The Village Board has allocated \$50,000 toward a facade improvement program for FY 2013.

This case is now before the Development Services/Planning Committee for review prior to being sent to the Board of Trustees for final review/approval.

Recommended Action/Motion

I move to recommend to the Village Board of Trustees approval of the Appearance Improvement Grant dated January 15, 2013.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to recommend to the Village Board of Trustees approval of the Appearance Improvement Grant as indicated in the attached program materials titled "Appearance Improvement Grant", prepared by the Development Services Department and dated January 15, 2013.